

<u>APPLICATION NO:</u>	25/00605/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Roby	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	31 Gladstone Avenue, Roby, Knowsley, L16 2LG		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The property is a two-storey 3-bed semi-detached dwelling located on Gladstone Avenue, Roby. The dwellinghouse is characterised by half render / half brick to the front elevation, render to the side and rear elevations, a hipped tiled roof and white UPVC windows.

The property currently benefits from a single storey garage to the side and also has off-street parking available to the side.

Proposal

Planning permission is sought to erect a single storey 'wrap-around' extension to the side and rear, following the demolition of the existing garage.

Single storey side extension

The side extension would have a width of 2.1m and a total length of 11.1m. the extension would project beyond the existing rear elevation by 3m.

The extension would have a hipped tiled roof which would gable towards the rear to connect to the proposed rear extension. The roof would have an eaves height of 2.7m and a ridge height of 3.8m.

The extension would have 1 UPVC window installed within the front elevation.

The extension would allow for a new study, W.C., utility room and larger open plan living area in connection with the proposed rear extension.

Single storey rear extension

The rear extension would have a projection of 3m beyond the existing rear elevation to the side of 33 Gladstone Avenue, and a projection of 4.3m beyond the existing rear elevation to the side of 29 Gladstone Avenue. To the side of No.29, the extension would project 3m, be set in by 2.5m, then project a further 1.3m. There are different projections due to a staggered layout to the rear of the property. The extension would have a total width of 8.3m; projecting beyond the existing side elevation by 2.1m.

The extension would have a mono-pitched roof with 3 rooflights installed which would 'wrap-around' to connect to the proposed side extension. The roof would have an eaves height of 2.7m and a ridge height of 3.8m.

The extension would have UPVC bi-fold doors and 1 'floor to ceiling' UPVC window installed within the rear elevation.

The extension would allow for a new open-plan lounge / dining / kitchen area in connection with the proposed side extension.

Other alterations

The chimney stack to the rear of the property is to be demolished, to allow for the proposed extensions.

Additionally, a new smaller window would be installed within the side elevation at first-floor level to replace the existing window.

Consultations

None required.

Representations

This application has been publicised by letters to 9 neighbours. No representations were received as a result of the publicity given to the application.

Planning History

No relevant planning history.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

Policy CS2 Development Principles

Policy CS19 Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

Policy H5	Development Within Primarily Residential Areas
Policy H8	Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD
Ensuring a Choice of Travel SPD

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Saved Policy H8 in the Replacement Unitary Development Plan (2006) states that proposals for extensions to dwellings, or for the erection of enlargement of domestic garages and outbuildings, will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling.
- b) The design and materials to be used would reflect those used on the original dwelling.
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings.
- d) The proposal would not create potential hazards to highway users by obstructing visibility for pedestrians or drivers of motor vehicles.
- e) Adequate parking and garden space would remain for use by the residents of the extended property.

Principle of Development

The application site is identified as a Primarily Residential Area in the Knowsley Local Plan: Core Strategy. As such, the proposed extensions and alterations are considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Residential Amenity and Design

Single storey side extension

The Householder Development SPD advises that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and provide sufficient parking spaces.

The proposed side extension would have a total length of 11.1m and a width of 2.1m. The extension would project beyond the existing rear elevation by 3m.

The side extension would have a hipped roof which would gable towards the rear of the extension. Whilst the Householder Development SPD advises that single storey side extensions should have pitched roofs, given that the main roof-profile of the dwellinghouse is a hipped roof and the proposed roof-profile would match that of the wider dwellinghouse, the roof is considered to be acceptable.

Considering the impact on the attached neighbouring dwelling 29 Gladstone Avenue, the extension would be located away from No.29 and therefore would have no impact on the amenity of the attached neighbouring dwelling. Whilst the extension would project beyond the rear elevation of the dwelling, this will be assessed within the single storey rear extension section of this report.

Considering the impact on the other neighbouring dwelling 33 Gladstone Avenue, the proposed side extension would project 6.4m beyond the front elevation of the No.33's side extension, causing the 45-degree rule to be applied. When measuring a 45-degree angle from the midpoint of the double doors within the front elevation of No.33's extension, the extension would breach the 45-degree angle. However, the application sites existing garage and dwellinghouse itself, also breach the 45-degree angle. As such, whilst there would be some impact on the double doors within the neighbouring extension, this impact is considered to be no more than existing. Additionally, as the existing garage has a width of 2.7m, the proposed extension would have a width of 2.1m and would be set off the shared boundary by 1.0m. As such, the smaller width of the extension and additional distance between both the proposed extension and No.33 helps to mitigate any negative impacts. Furthermore, the proposal has been amended to remove the 2 windows which were previously proposed to be installed within the side elevation of the extension. These have been removed to remove the perception of feeling 'overlooked'. Therefore, the extension is considered to be acceptable.

The additional 1 window within the front elevation does not raise any overlooking concerns as it would not provide any additional views not already available from the front of the dwelling.

The windows to be installed would be UPVC. The materials would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance.

Therefore, the single storey side extension is considered to be acceptable in terms of any impacts on the residential amenity and visual amenity of the host property and the surrounding area and complies with Policy H8 and guidance provided by the Householder Development SPD.

Single storey rear extension

The Householder Development SPD advises that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours or appear unduly dominant to neighbours.

The SPD advises that single storey rear extensions located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4.0m from the rear elevation of the dwelling.

The single storey rear extension would have a projection of 3m beyond the existing rear elevation to the side of 33 Gladstone Avenue, and a projection of 4.3m beyond the existing rear elevation to the side of 29 Gladstone Avenue. To the side of No.29, the extension would project 3m, be set in by 2.5m, then project a further 1.3m. There are different projections due to a staggered layout to the rear of the property. The extension would have a total width of 8.3m; projecting beyond the existing side elevation by 2.1m.

The extension would exceed the SPD's guidance of 4m in terms of its total projection, causing the 45-degree rule to be applied.

Considering the impact on the attached neighbouring dwelling 29 Gladstone Avenue, the extension would project 3m beyond the existing rear elevation of No.29. As the extension would project a further 1.3m, there is a requirement to apply the 45-degree rule. As the extension would be set in by 2.5m prior to this additional projection, after measuring the 45-degree line from the mid-point of the neighbouring dwellings nearest habitable window, the extension would not breach the 45-degree rule. As such, it is considered that the proposed extension would not have a negative impact on the amenity of No.29 and would be acceptable.

Considering the impact on the other neighbouring dwelling 33 Gladstone Avenue, the extension would not project beyond the rear elevation of No.33. As such, the extension would not have a negative impact on the amenity of No.33 and would be acceptable.

The rear extension would have a mono-pitched tiled roof with 3 rooflights installed which would connect to the proposed side extension. As the extension would not be visible from the wider street scene, the proposed roof-profile is considered to be acceptable and would not negatively impact the visual amenity.

The proposed rear extension would not be visible from the wider street scene of Gladstone Avenue, as it would be situated behind the existing dwellinghouse and proposed side extension. The extension would have a render finish to match the wider dwellinghouse. As the materials would match that of the wider dwellinghouse, the extension is considered to be acceptable in visual terms.

The additional bi-fold doors and 1 'floor to ceiling' window raise no overlooking concerns due to boundary treatments, ground floor sitting and orientation of the fenestrations within the rear elevation of the extension.

The doors and window to be installed would be UPVC. The materials would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance.

Therefore, the single storey rear extension is considered to be acceptable in terms of any impacts on the residential amenity and visual amenity of the host property and the surrounding area and complies with Policy H8 and guidance provided by the Householder Development SPD.

Other alterations

The existing chimney stack to the rear of the property is to also be demolished to allow for the extensions. Whilst chimney stacks are a commonly found feature within the area, many dwellinghouses have removed the 'rear' chimney stacks within the locality. As such, the loss of the chimney would not negatively impact the visual amenity of the host property and the surrounding area.

The new, smaller replacement window to be installed within the side elevation at first-floor level would continue to serve the stairway / landing (as confirmed by a google search). The smaller nature of the window would reduce any views available from the side elevation of the property at first-floor level. As the previous window had obscure glazing installed, a condition will be included to ensure that obscure glazing is installed to the new window, to protect privacy.

Highways

The Householder Development SPD advises that sufficient car parking should be retained or provided, when erecting a single storey side extension. The SPD outlines that the parking provision of a 3-bedroom property should provide 2 spaces within the curtilage.

The SPD states that car spaces provided on front drives should have dimensions of at least 5.0m x 3.0m. At present, the application site currently benefits from a driveway to the front / side of the property for 1 vehicle.

The driveway would be extended to the front of the property to allow for an additional 1 parking space measuring 5m x 3m. The dimensions of the new parking space would comply with the SPD. The new parking space would allow for a vehicle to parking in an 'angled' orientation. This is a common parking layout within the wider area of Gladstone Avenue (as shown by Appendix A).

As there would be 2 parking spaces available on-site, this would meet the requirements of the Householder Development SPD for a 3-bedroom dwelling and would not have any negative impact on highway safety.

Conclusion

The proposal would be acceptable in terms of any impacts on the residential and visual amenity, and highway safety. The proposal also complies with the Knowsley Local Plan: Core Strategy, Replacement UDP Policies and guidance provided in the NPPF, and is therefore recommended for approval, subject to conditions.

Recommendation

That planning permission be granted subject to the following conditions:

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) The parking provision shown within the curtilage of the dwelling on the approved plans shall be made of porous materials, or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse. The parking provision shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety, to reduce surface water run-off and to ensure the development complies with Policies CS19 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

- 5) No part of the accommodation / development hereby consented shall be occupied until the parking provision shown on Drawing No. 01 (amended 19 Dec 2025) and associated footway crossing modifications have been provided to the satisfaction of the Local Planning Authority. The parking provision shall be hard surfaced and shall not drain onto the highway.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

- 6) No part of the development hereby permitted shall be used or occupied until the 1 replacement window which would serve the stairway / landing within the side elevation at first-floor level as indicated on Drawing No. 01 (amended 19 Dec 2025) has been glazed with obscure glass to level 4/5. The obscure glazing shall be retained as such thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of neighbouring properties and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12.11.2025	-	-	Location Plan

19.12.2025	01	-	Existing and Proposed Plans and Elevations
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<u>Signed Case Officer¹:</u>	<u>Louise Robinson</u>
<u>Signed Authorising Officer²:</u>	<u>Jo Sheridan</u>
<u>Date:</u>	<u>05/01/2026</u>

Informatives

N/A

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Site Photographs



Appendix A – Google Earth imagery showing similar parking layouts within Gladstone Avenue

